

13948

INFORMATION FROM R.C.M.P.

Date _____

Full Name

ISOZAKA, Iwasaki (Deceased)
(Surname in Block Letters)

Registration No.

N/R - R.C.M.P.

Male - Female
(check)

Age _____

Former Address

Alberni

Date Evacuated _____

Naturalized - Canadian-Born - National
(check)

Present Address

Died on June 17, 1934, at Victoria
BC. aged 48 years. (Cert of Death)

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother not given

Name of Father N/R

Names of Children under 16 _____

Our File No.

13948

Registered with Custodian
(yes or no)

Requested By

Pax Nicholls

Additional Information

This man owns
property: Lot D of Lot 15 Plan 3590

GENERAL SUMMARY

File No. 13948

Iwakichi ISOZAKI, Dec'd.

Not Registered

Iwakichi Isozaki died in Victoria, B. C. on June 17, 1943. At the time of his death he was one of the three registered owners of a lot at Storm Bay, Tofino, B. C. Details of administration and sale of this property are given on the Real Property Summary on file.

According to information supplied by one of the co-owners of this property, the deceased had a wife and children in Japan.

In order to liquidate the real property, Mr. W. A. Ackland, Official Administrator at Port Alberni, B. C. was requested to apply for Letters of Administration in the estate of Iwakichi ISOZAKI, Deceased and, in view of the fact that the value of the estate was so small, it was arranged that the expenses relative to obtaining Letters of Administration would be paid by this office and a flat fee of \$10.00 paid to Mr. Ackland for administering the estate. Letters of Administration were granted and the real property was sold for the sum of \$100.00. After payment of back taxes and other charges, the balance remaining to be divided between the three owners was \$15.79. The sum of \$5.26 was accordingly credited to the account of the deceased in this office. This sum was forwarded to the Administrator on August 21, 1946.

On September 12, 1946, the sum of \$16.12 was forwarded to Mr. Ackland to cover his fee of \$10.00 plus advertising and other out-of-pocket expenses, leaving a debit balance of \$16.12 in the estate account. The sum of \$5.26 was received from the Administrator to apply against this debit, being the total assets of the estate. The remaining debit of \$10.86 was wiped out by the transfer of this sum from Protection Expense Sundry account.

This summary is certified to be in accordance with information on file.



July 30, 1947.

/AC

REAL PROPERTY SUMMARY

File 1428
1442
13948

Tsunekichi YAMADA
Shigeharu NAKAGAWA
Iwakichi ISOZAKI

Reg. No. 12031.
11867
Dec'd.

Catalogue No. 884.

Address: Storm Bay, Tofino, B. C.

Legal Description: Lot "D" of Lot 115, Clayoquot District, Plan 3590.

Classification: 3 Dwellings, Sheds, etc. Tsunekichi YAMADA (File 1428) owns two 3-room Bungalows situated on each side of the lot and Shigeharu NAKAGAWA (File 1442) owns a 2-storey house in the centre between YAMADA'S two houses.

Registered in the names of: SHIGEHARU NAKAGAWA, IWAKICHI ISOZAKI and TSUNEKICHI YAMADA

State of Title: Clear.

Title (No. 17067-N) received:

Sold to: JOHN ELLIOTT for \$100.00 Cash.

As at: August 9th, 1945.

Title (No. 159874-I) delivered to new Registered Owner on: May 2nd, 1946.

Net proceeds (\$15.79) released to credit of Joint Account 1428, 1442 & 13948 on:
May 3rd, 1946.

Completed statement placed on file: August 13th, 1946.

Chattels: Not involved.

Insurance: None. (ISOZAKI'S interest limited to land only).
Insurance on NAKAGAWA'S house Cancelled (Sept. 1/43).
Insurance on YAMADA'S house Transferred to Purchaser (Mar. 20/46).

Administration: This property is one of 5 (each of approximately 1 acre) constituting the Japanese Fishing Village of Storm Bay, about 1 mile from Tofino. It is an isolated and lonely spot and this fact prevented renting (except for one brief period of 3 months) in spite of an acute shortage of housing accommodation resulting from the building of a large Air Base in the district.

The fact that all evacuee property on the foreshore remained vacant undoubtedly constituted the main factor contributing to the extraordinary amount of breaking-in and vandalism that occurred at Storm Bay. Practically all the

(Over)

INTERVIEW SUMMARY

File 13948.

Yoshichi ISUZAKI (Deceased).

Reg. No. N/R.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

The above summary is certified to be in accordance with the information on file.

21st August, 1946.

[Signature]

N/R.

CHAIRMAN
PAGE
CLERK

H. Sloman,
J. Hansen,

COMMISSIONERS

Corporation of the Village of Tofino

TOFINO, B. C.

25th March, 1943.

Mr. R. G. Bell,
Administration Department,
Office of the Custodian,
VANCOUVER, B. C.

EVACUAT ON SECTION	
Rec'd MAR 25 1943	
File No.	12805-1442-13948
Ass.	
Refered	Bell

Dear Sir,

In reference to your letter dated the 18th instant re-
speeting the owner of Lot "D", Map 3590, Section 115 of this
Village. File No. M/T.

There are three co-owners of this Property namely: -
Isunsk Yamada, Shigiharu Nakagawa, Iwakichi Isosaki.

I forwarded to you Tax Notices in duplicate of these
owners and the rest of the owners of Japanese properties in
this Village at your request, a short time ago.

Yours faithfully

W. A. Smith
Clerk.

1530
13229
1574
1600/1440/1.933
1428/1442/13948

1574

23rd August, 1944.

P. E. Malon, Esq.,
Tofino, B. C.

Dear Sir:

Re: Catalogue Nos. 881 to 885
Storm Bay, Tofino.

We regret that a considerable time has elapsed in dealing with the tenders which we received on the Storm Bay properties.

We notice that you originally made an offer of \$700.00 on the five parcels, A, B, C, D, and E but that on consideration you decided to withdraw your offer.

An independent valuation of these properties in their present condition would still indicate that \$700.00 would be the minimum amount which could be recommended for acceptance.

We would be prepared to deal with this matter without further delay and are therefore writing to know if you would wish to renew your offer of \$700.00, subject to prior sale and other offers, in which case it would be given favourable consideration.

Yours truly,

F. G. Shears,
Director.

FOS/PMH

13948
1442
1428

January 12th, 1945.

Mr. Tsunekichi YAMADA,
Reg. Number 12031,
c/o Mr. John Kitchen,
P. O. Box 268,
Grand Forks, B. C.

Dear Sir:

Re: Lot "D" of Lot 115, Clayoquot Dist.,
Plan 3590.

The late Iwakichi ISUZAKI is shown in the Land
Registry Office records to be part owner of the above
described parcel of land and we shall be pleased if you
can give us some information concerning him.

We are attaching a letter setting forth the facts
we require and shall be pleased if you will fill in this
information in as far as you are able. Please sign and re-
turn one copy to this office.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encs.

Files: 1442
1428
13948

*Copy for file
13948*

January 16th, 1945.
Recd. Jan 24/45

C O
O O
P P
Y

Custodian of Enemy Property,
505 Royal Bank Bldg.,
Vancouver, B. C.

ORIGINAL ON FILE 1428.

Attention: Mr. Ian Macpherson.

Dear Sir:

Re: Lot "D" of Lot 115, Clayoquot
District. Plan 1590.

The registered owner of the above described parcel of land
are: Iwakichi ISOZAKI (deceased), Shigeharu NAKAGAWA and myself, Tsun-
kichi YAMADA. To the best of my knowledge the replies to the questions
below are correct.

Where was Iwakichi ISOZAKI residing at the time of his
death? Defend BC, Victoria

On or about what date did he die? About 12 years ago

Did he leave a will? No idea

If his heir or heirs are known to you please give names
and addresses No idea. Please contact

Mr. Mitsunjo Nakagawa at Fernox
Creek BC

What was the extent of his interest in the above land?
(One-half, one-third, or otherwise) ONE THIRD

If his Estate is owing you and Shigeharu NAKAGAWA, or
either of you, any money, and if so - how much? NONE

Addition Information: (if any) If you like to know

more about the deceased, Iwakichi Isozaki
please contact with Mr. Mitsunjo Nakagawa

PLEASE SIGN HERE

"T. Yamada" (signed)
Tsuneichi YAMADA - #12031

C O
O O
P P
Y

FILES: 1442
1428
13948

January 25th, 1945.

Received: 29-1-45.

Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

C C
O O
P P
Y

Attention: Mr. Ian Macpherson.

ORIGINAL ON FILE 1442.

Dear Sir:

Re: Lot "D" of Lot 115, Clayoquot Dist.,
Plan 1590.

The registered owners of the above described parcel of land are Iwakichi ISOZAKI (deceased), Tsunekichi YAMADA, and myself. To the best of my knowledge the replies to the questions below are correct:

Where was Isokichi ISOZAKI residing at the time of his death? Totino B.C.

On or about what date did he die? About 10 yrs ago.

Did he leave a Will? I don't know

If his heir or heirs are known to you please give all names & address: Wife & 2 children, in Japan

What was the extent of his interest in the above land? (One half, one third, or otherwise?) ONE THIRD.

Is his Estate owing you and Tsunekichi YAMADA, or either of you, any money, and if so - how much? NO

I don't know about T. Yamada

Additional information, if any: X

PLEASE SIGN HERE

Shigenaga Nakagawa
Shigenaga NAKAGAWA
Reg.#11867

(signed)

ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA January 29th 1945.

IN YOUR REPLY KINDLY REFER TO

FILE NO. 1950/34

ESTATE OF IWAKICHI ISOZAKI

Ian Macpherson, Esq.,
Department of the Secretary of State,
Office of the Custodian,
Royal Bank Bldg.,
VANCOUVER B.C.

EVACUATION SECTION	
Rec'd	JAN 30 1945
File No.	13948
Ans.	
Referred	<i>Macpherson</i>

Dear Sir:

Answering your letter of the 25th instant,
I beg to advise that according to our records the above
Estate has not as yet been probated. The Affidavits
were filed with us under Section 32 of the Succession
Duty Act, on August 21st 1934.

With regard to obtaining the Certificate of
Death, it will be necessary for you to apply to the
Registrar of Births, Deaths and Marriages, Parliament
Buildings, Victoria.

Yours very truly,

A. C. CAMPBELL

PER *AC*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

ED

File No. 13945, 1442
and 1428.

January 30th, 1945.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. Ian Macpherson

RE: Lot "B" of Lot 115, Clayoquot
District. Plan 1590.

The registered owners of the above described property are Iwakichi ISOZAKA, Shigeharu NAKAGAWA and Tsumakichi YAMADA, all three interests were vested on the 11th of May, 1943.

There are on this land, three houses owned by NAKAGAWA and YAMADA.

On the file are two statements from YAMADA and NAKAGAWA from which it is learned that ISOZAKA died in Victoria about ten or twelve years ago, leaving a wife and two children in Japan. These partners have no knowledge of any Will being made by ISOZAKA. They state that the interest of each in the land is one third, and the registration of Title indicates that the interests are held in common. The deceased is owing nothing to either of the surviving parties.

From the Succession Duty Office at Victoria, it is learned that Affidavits of Relationship and Inventories were filed at that Office of the 21st day of August, 1934, under Section 32 of the "Succession Duty Act." With the files I am forwarding you a copy of this Act, which I shall be glad to have returned to me. It appears that the deceased died intestate, as there is no record of probated Will.

If you consider it advisable to have Letters of Administration taken out, will you please arrange for same.

IM:MM
Atch.

Files Nos. 13948, 1442 and 1428 (Evac)

February 1st, 1945

MEMORANDUM

TO: MR. IAN MACPHERSON
FROM: MR. K. V. WRIGHT
RE: Lot "B" of Lot 115, Clayoquot
District, Plan 1590

We have your memo of the 30th ultimo and note that title to the above property stands in the names of Iwakichi ISOZAKA, Shigeharu SAKAGAWA and Tomokichi YAMADA; also that Iwakichi ISOZAKA died about eight years prior to the evacuation of the Japanese.

In the ordinary course we should ask the Official Administrator to take out Letters of Administration to this party's Estate, but it does not appear that the Custodian should make such a request in this case at the moment.

Messrs. Bell and Green visited this area and under date of July 19, 1944, made a report of their inspection. The land is assessed at \$100.00, and the improvements at \$900.00. Mr. Bell tells me that the land may bring the assessed value, but we will be fortunate if we realize \$50.00 or \$100.00 salvage value for the material in the building. Although the parcel contains upwards of an acre of land, there is only about 30 feet frontage and the acreage is comprised principally of uncleared wild bush.

There is no demand for this type of property at present and until we find someone who might be interested in purchasing a large block on the waterfront owned by several Japanese, no expense should be incurred.

I return herewith the above numbered files together with a copy of the Succession Duty Act.

K. V. WRIGHT

KVW/JF
Attach.

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

IN YOUR REPLY REFER TO

OUR FILE NO. 157-2-45

YOUR FILE NO. 1428, 1442 &
13948

FEB 17 1945

Handwritten signature

Feb. 16th, 1945.

Mr. Ian Macpherson,
Title Examiner,
Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
VANCOUVER, B.C.

Dear Sir:

I beg to acknowledge receipt of your letter of Feb. 14th, 1945, and note you omitted to state the date and the place of the death of IWAKICHI ISOZAKI. Kindly complete the enclosed application form and forward it to this Division at your earliest convenience.

Your remittance of \$1.00 is held to your credit in the meantime, a special receipt for which is enclosed.

Yours truly,

DIVISION OF VITAL STATISTICS,

Handwritten signature of J. C. Lee

Director.

AEH
Encl.

A/172
See Below

June 22nd, 1945.

K-31594, Sgt. Elliott, J.,
M.P.O. 1122, Tofino, B. C.,
Royal Canadian Engineers.

Dear Sir:

Re: Tofino Properties

We are in receipt of your letter of the 18th instant making a bid of \$700 00 for the following properties situated at Storm Bay, Tofino:

Catalogue No. 881 (our File #1530): Lot "A" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a small bungalow.

Catalogue No. 882 (our File #13229): Lot "B" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a small bungalow.

Catalogue No. 883 (our Files #1600 and #1440 and Int. 933): Lot "C" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a bungalow on the beach and another behind on the hill.

Catalogue No. 884 (our Files #1428, 1442 and 13948): Lot "D" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of two bungalows and a small two-storey house.

Catalogue No. 885 (our File #1574): Lot "E" of Lot 115, Clayoquot District Plan 3590, on which the improvements consist of a small bungalow.

As explained to you verbally by the undersigned, these properties are offered for sale "as is", without any guarantee of description or condition on the part of the Custodian, and on this basis your offer is being placed before our Advisory Committee, and if given favourable consideration the necessary documents will be prepared and forwarded to Ottawa with our recommendation that your offer be accepted.

You will be advised when documents are despatched, and again when they are returned in about three weeks, at which time, if your offer is accepted, you may enter into possession at your own risk. The transaction will not be completed until registration is effected and new Certificates of Title are ready for delivery, at which time a final statement of adjustments (of taxes, fire insurance etc.) will be effected.

Yours truly,

R. G. Bell
Administration Department

RGB/O'B

Date... June 27th, 1945...

REAL PROPERTY MEMORANDUM

File No. 1422, 1442 & 13948.
Name..... Tsunekichi YAMADA
Shigehara NAKAGAWA Registration No. 12031
Iwakichi ISOZAKI (died 17/6/1934) Dec'd.
Re: Catalogue No. 824.
Address: Storm Bay, Tofino, B. C.
Legal Description: Lot D, Sec. 115, Clayoquot Dist., Plan 3590.
(2 dwellings, furniture).

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 17067-M Whereabouts: Tsunekichi YAMADA.
Registered owner: Shigehara NAKAGAWA Reg. No. 11867
Property: Iwakichi ISOZAKI and Dec'd.
Tsunekichi YAMADA 12031
Lot "D" of Lot 115, CLAYOQUOT DISTRICT, Plan 3590.

B. Charges.
Registered: None.

Vesting: D.P. 50932 (11/5/1943).
Unregistered: No evidence of any.

Taxes: \$24.00 (1945) Provincial } Being paid and Certificate applied for.
\$10.00 (1945) Village }
Water: —
Insurance: \$300.00 expiring 24/6/1946.

Assessed Value: Land: \$100.00 Improvements: \$900.00
Valuation by Appraiser: \$100.00 (Winter)
\$ 90.00 (Bond)
✓ Amount of Bid: \$100.00
✓ Approved by Advisory Committee: June 26th, 1945.
✓ Paid as shown in attached letter: \$100.00 - Aug. 9/45.
✓ Name of transferee as attached letter: Sgt. John Elliott.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Named Agent: W. Armitage, Tofino, B. C.

[Signature]
R. G. Hall.

1428; 1442 & 13948.
Cat. No. 884.

July 3rd, 1945.

Collector of Taxes,
The Corp. of the Village of Tofino,
Tofino, V. I., B. C.

Dear Sir:

Re: Lot 502 of Lot 115, Clavonnet Dist., Plan 3590.

We enclose herewith our cheque in your favour for \$33.00
in payment of the following taxes on the above property, as per attached
tax notices:

\$10.00	1943 taxes
\$ 1.00	10% penalty
\$10.00	1944 taxes
\$ 1.00	10% penalty
\$10.00	1945 taxes
<u>\$ 1.00</u>	<u>10% penalty</u>

\$33.00

When acknowledging receipt to this office, please send in
usual Certificate required for registering a Deed.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.
Encl.

13948.
Cat. No. 884.

July 12th, 1945.

Mr. W. A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Iwakichi ISOZAKI, Deceased.

We enclose Certificate of Death issued by the Division of Vital Statistics, Victoria, according to which Iwakichi ISOZAKI died, at Victoria, on the 17/6/1934 at the age of 48 years.

At the time of his death the deceased held a one-third interest in: Lot "D" of Lot 115, Clayoquot District, Plan 3590, situated at Storm Bay, Tofino.

There is no evidence of any Will.

According to one of the co-owners (in common) Iwakichi ISOZAKI left a wife and two children in Japan. There is no record of any family, or other assets, in Canada.

The interest of the beneficiaries of the Estate being enemy subjects resident in enemy territory is vested in the Custodian of Enemy Property.

Will you kindly undertake the administration of the estate and when Letters of Administration have been issued to you please forward a certified copy for our records.

The Real Property referred to above forms part of the contemplated sale referred to in a separate letter of this date under File No. 13229, and it is desired to treat this property in exactly the same way.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

July 13th. 1945

EVACUATION SECTION	
Rec'd	JUL 16 1945
File No.	13948.
Ans.	
Referred	<i>Bull</i>

aut by you

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
Vancouver, B.C.

File # 13948.
Cat. No. 884.

Dear Sirs:

Re: Ikakichi ISOZAKI, Deceased.

I have your letter of July 12th regarding the administering of the above estate, and enclosing Certificate of Death in connection therewith. I will proceed to make application for Letters of Administration.

I note that this estate, and also that of Kamezo MADOKORO, have only a net value of \$100.00 each. As you are probably aware, the Administration Act only allows me a commission of 3% on the sale of Real Estate coming into my hands. This I think you will agree is hardly adequate compensation for services in the administration of these small Japanese estates. I shall be glad to have your comments and to know if your office is in a position to allow an additional flat fee.

Yours very truly,

W. A. Ackland.
Official Administrator.

13948.
Cat. No. 884.

July 18th, 1945.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Iwakichi ISOZAKI, Deceased.

We are in receipt of and thank you for your letter of the 13th instant regarding the very small value of this, and another similar, estate.

The actual sale of the real property, and all work connected therewith, will be done by this office free of charge. To compensate in some measure for the necessary administration of the estate we have in other similar cases arranged to pay a nominal flat fee of \$10.00 per estate and it would be appreciated if you can agree to the same rate.

In accordance with our usual practice a special vesting order will be signed by the Secretary of State acting in his capacity as Custodian, pursuant to the provisions of P.G. 2483, dated 27th March, 1942, Section 4, Sub-section 2. A copy of this Order-in-Council is herewith enclosed. In order to prepare the special vesting order, however, it will be necessary for you to furnish us with the date of issue of Letters of Administration and we shall be glad to hear from you in this connection as early as possible. Documents of transfer will then be prepared by this office, signed by the Secretary of State, and when the transaction is closed the net proceeds from the sale of the property in which you are interested will be remitted without delay.

If there is any further information you require, kindly let us hear from you.

Yours very truly,

R. G. Ball,
Administration Department.

RGB/P.
Encl.

13948.
Cat. No. 884.

July 31st, 1945.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Isakichi ISOZAKI, Deceased.

We cannot trace having received your reply to our letter of the 18th instant and as we are anxious not to lose this opportunity to sell the property in question it would be appreciated if you would let us have the information asked for as soon as possible.

Action on all the properties involved in the collective sale is held up in the meantime as the prospective buyer is not prepared to divide the properties.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

August 1st. 1945.

Department of the Secretary of State
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 3 1945
File No.	13948
<i>See with you</i>	

File 13948.
Cat No. 884.

Dear Sirs:

Re: Iwakichi ISOZAKI, Deceased.

Your letter of July 31st re the above estate to hand. I regret that a reply to yours of the 18th, ultimo has been delayed. I was under the impression that my letter to you of July 13th, was sufficient and that I would be undertaking the administration of this estate.

However, application is being made for the grant of Letters of Administration and as soon as received a certified copy of same will be forwarded for your records. I shall be glad to co-operate and consent to your action in disposing of the properties involved in this and another similar estate by way of a collective sale.

I am pleased to agree to the nominal fee of \$10.00 as arranged for the administration of these small estates.

Yours very truly,

W. A. Ackland

Official Administrator.

1428, 1442 & 13948

August 9, 1945.

L-31994 Sgt. Elliott, J.,
MPO 1122,
Royal Canadian Engineers,
Tofino, B. C.

Dear Sir:

Re: Catalogue No. 884
Storm Bay, Tofino, B. C.
D/115/Clayoquot Dist./3590

This will acknowledge receipt of the amount of \$100.00 and offer to purchase the above property for this sum. This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you request this property to be registered in the name of John Elliott, of Tufnail, B. C. a Member of His Majesty's Forces, British Subject.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you. Adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

P.S. See covering letter re the above property.

13229 & 13948

August 9, 1945.

K-31594 Sgt. Elliott, J.,
HPO 1122,
Royal Canadian Engineers,
Tofino, B. C.

Dear Sir:

Re: Cat. Nos. 881, 882, 883, 884 & 885
Stara Bay, Tofino, B. C.
A. B. C. D & E/111/Clavonnet Dist./3590

Mr. Bell has made you aware of the difficulty to overcome before acceptance of your offer on Catalogue Nos. 881, 882, 883, 884 & 885 could be made.

As you made one bid covering the 5 properties we are obliged to make separate acceptances because the titles to the above properties are in the names of different Japanese.

Catalogue Nos. 882 & 884 are Estates, and at the present time application is being made for Letters of Administration. As charges against these two properties may exceed the amount you offer an arrangement was entered into by yourself and Mr. Bell, that is, you deposited \$50.00 to provide against any loss to the Custodian on these two properties. It is our understanding that in the final statement of adjustments you are to receive credit, if any, for such part of this \$50.00 that is not required for the above purpose.

Yours truly,

F. G. Shears,
Director.

GP:EB

1430, 1445 & 19748

August 11, 1945.

Mr. Tsunetichi YAMADA,
Registration No. 13041,
c/o Mr. John Kitchen,
P. O. Box 168,
Grand Forks, N. C.

Dear Sir:

Re: Catalogue No. 684
Store Bay, Pofino, N. C.
DAIR/Department Dist./9002

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$100.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account for you, Shigeharu KASAGAWA and The Estate of Isakichi ISHIZAKI. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to Shigeharu KASAGAWA.

1428, 1442 & 13948

August 11, 1945.

Mr. Shigetaro HAKAGATA,
Registration No. 11867,
Popoff Farm, Bloom, B. C.

Dear Sir:

Re: Catalogue No. 884
Storn Bay, Tofino, B. C.
D/115/Management Dist./3230

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$100.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account for you, Tetsuichi IANADA and The Estate of Isaoichi IANADA. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:12

cc to Tetsuichi IANADA.

W. A. ACKLAND
Official Administrator

13948
(14 28)
(14 42)
PORT ALBERNI, B. C.

September 7th. 1945.

EVACUATION SECTION	
Rec'd	SEP 10 1945
File No.	
Ans.	

noted
aut. Ryan

Office of the Custodian,
Japanese Evacuation Section,
Vancouver. B.C.

Dear Sirs:

Re: Iwakichi ISOZAKI. deceased. Ref: 13948.

Replying to your letter of September 1st re the above estate. I am advised by the solicitor for same, that Letters of Administration to this, and other similar estates, are expected by him on Tuesday next September 11th. Both solicitor and Judge have been away on holidays and business, hence the delay.

As soon as received by me, I will forward the several copies to enable you to dispose of the properties.

Yours very truly,

W. A. Ackland

Official Administrator.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

September 29th. 1945.

EVACUATION SECTION	
Rec'd OCT 1 1945	
File No. 1977	
And. Jm	
Referred Jm	

sent to Gomer

Office of the Custodian,
Japanese Evacuation Section,
Hastings & Granville Sts.,
Vancouver. B.C:

Dear Sir,

Re:- File No. 13229. Estate of Kamezo Madokoro.

I acknowledge the receipt of your letter of September 28th, with reference to above estate, and ~~am~~ enclosing Notarial Declaration. Certified copies of Letters of Administration in connection with this estate and other similar estates are awaiting completion by the District Registrar of the Supreme Court here. I am given to understand that the Registrar has had to give all his attention to the revising of the Lists for the forthcoming Provincial Election. Just as soon as I receive these copies, I will be glad to forward same immediately.

Yours truly,

W. A. Ackland
Official Administrator.

13948

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

EVACUATION SECTION	
NOV 16 1945	
Rec'd	
File No.	1442/13948
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

November 14th. 1945.

back files sent to you

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

File 1442.13948.

Dear Sirs:

Re: Estate of Iwakichi ISOZAKI, deceased.

I enclose certified copy of Letters of Administration
granted in connection with the above estate.

Your further directions in this matter is awaited.

Yours truly,

W. A. Ackland
Official Administrator.

In the SUPREME Court OF BRITISH COLUMBIA

\$2.00

British
Columbia

Law stamp the matter of

IWAKICHI ISOZAKI

, deceased,

and

In the matter of the "Administration Act."

SEAL
OF THE
SUPREME
COURT OF
BRITISH
COLUMBIA



ON THE Thirteenth DAY OF November A.D. 1945

UPON reading the affidavits of William Adolphus Ackland, sworn to on the
16th day of August 1945

, it is ordered,

that

William Adolphus Ackland

, Official Administrator for the

that part

of the

County of Nanaimo, contained within that
part of the Alberni-Nanaimo Electoral
District, lying North of Cameron Lake
the estate of

Iwakichi Isozaki

, deceased,*

and that notice of this Order be published.

ALBERNI, B.C.

"J. H. Byrne"

DISTRICT REGISTRAR

Supreme Court

Certified a true copy

J. H. Byrne
District Registrar

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

*Insert "wit"

13948

November 17th, 1945.

W.A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Ivanichi ISOZAKI.

We thank you for yours of November 14th enclosing
Certified copy of Letters of Administration appointing
you Official Administrator, and we enclose a cheque in
the amount of One (\$1.00) dollar in payment of Supreme
Court fee.

Will you please send us the names of the heirs of this
Estate together with notation of the relationship of each,
age and present address.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl. (1)

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

November 24th. 1945.

EVACUATION SECTION	
Rec'd.	NOV 27 1945
File No.	13948
Ans.	<i>MA</i>
Referred	<i>MacPherson</i>

sent to you

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sirs:

Re: Estate of Iwakichi ISOZAKI. File No. 13948.

I acknowledge yours of the 17th, instant re the above estate and enclosing cheque \$1.00 in payment of Supreme Court fee.

I have no information regarding the heirs to this estate, other than that contained in your letter to me of July 12th last, in which you stated the deceased had left a wife and two children in Japan, and this information was from one of the co-owners of the property.

Yours truly,

W. A. Ackland

Official Administrator.

13948, 1442, 1428

November 28th, 1945.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Herewith is submitted a Special Vesting of the interests of heirs of the late Iwakichi ISOZAKI in Lot "D" of Lot 115, Clayoquot District, Plan 3590. This form of Vesting differs from the form used where the names of heirs are known, the last two paragraphs on the first page being designed to cover this case in which after investigation the names of the heirs cannot be ascertained. ISOZAKI died in 1934 and upon our request of the Official Administrator at Port Alberni Letters of Administration were taken out by him.

In submitting this Vesting to Mr. Wright I think it would be well to call his attention particularly to the two paragraphs referred to above.

I.M.

IM:ML
Atch.

*Done return
Gile*

506 Royal Bank Building,
Vancouver, B.C.

29th November, 1945.

13948/1442/1428

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Lot "D" of Lot 15, Clayoquot District,
Plan 3590.

Special Vesting of the interests of the heirs of the
late Isakichi ISUZAKI is enclosed herein. You will note that
the names of the heirs are unknown.

Before presenting this for signature will you please
consider if the wording used to cover the situation is satis-
factory.

Yours very truly,

F. G. Shears,
Director.

FGS/FMH

encl.

13229, 1442, 1426 & 13748.
Catalogue Nos. 882 and 884.

13948

February 9th, 1946.

REGISTERED MAIL

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Lots "B" and "D" of Lot 115, Clayoquot
District. Plan 3590.

Enclosed herewith please find 2 Transmissions and a Deed
from the Honourable the Secretary of State acting in his capacity
as Quotidian to John Elliott.


We are also enclosing registration applications in dupli-
cate for the 2 Transmissions and the Deed. The registration fees
amounting to \$9.00 are included in our cheques Nos. 9826 and 9827,
which are also enclosed.

Will you please be good enough to stamp the duplicate
applications, showing the numbers on the Transmissions and Deed,
and return same.

As soon as the title has been issued, please forward it to
the applicant at this office.

Thanking you for your co-operation.

Yours truly,


D. A. Cruger
(Conveyancer)

DAC:JD
8 Encls.

13229, 1442, 1428 & 13948.
Catalogue Nos. 582 and 584.

File 13948

March 2nd, 1946.

REGISTERED MAIL

The Registrar,
Land Registry Office,
Victoria, B. C.

Attention J.L.G.

Dear Sir:

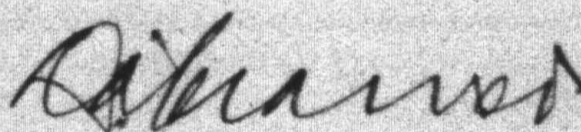
Referring to your letter of February 21st, 1946, we return herewith the following documents: 2 Transmissions and a Deed from the Honourable the Secretary of State acting in his capacity as Custodian to John Elliott, also registration applications in duplicate for the 2 Transmissions and the Deed, and our cheques in the sums of \$4.95, \$4.95 and 30 cents.

As we have paid the full fees in the applications for the Transmissions we feel that there should be a refund coming to this office. In any event please put these documents through as soon as possible. If there is any refund coming to us please let us have your remittance of same.

As soon as the title has been issued, please forward it to the applicant at this office.

Thanking you for your co-operation.

Yours truly,



D.A. Cruser
(Conveyancer)

DAC:JS
9 encls.

1394 8

LAND REGISTRY OFFICE

VICTORIA

March 6th, 1946

Miss Eva Joan Spratt,
e/o Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Dear Madam:

- Re Applications 159872/3/4-I -

The above three applications deal with Lots "B" and "D" of District Lot 115, Clayoquot District, Plan 3590. In preparing the applications in the small space halfway down the form on the left under the heading "Municipality or Assessment District" you have inserted the words "Clayoquot District" which is incorrect, and which I have altered to "Alberni Assessment District" and "Village of Tofino". Will you please authorize this change.

- Re Applications 159887/3/4-I -

Similarly, I have altered the words "Clayoquot District" where they appear in this portion of the above applications to "Alberni Assessment District" for which I also require an authorization.

I point out that application Form "A" is in the form of a statutory declaration and I have no right to make even the smallest alteration on it without authority, so that delay in registration ensues unless the application is correct. "Clayoquot District" is the land district in which these lots are, and is properly included under the "Lot" or "Section" heading; the Municipality or Assessment District is an entirely different matter.

May this be kept in mind in future applications please.

Yours truly,

H.J. Crane
Registrar

per "R"

HLR)LS

13229, 13948, 1442 & 1428.
743 & Int. 781.
Catalogue Nos. 882, 884 and 511.

file 13948

March 7th, 1946.

The Registrar,
Land Registry Office,
Victoria, B. C.

Attention: H. L. R.

Dear Sir:

Applications 159872/3/4-I and
Applications 159882/3/4-I.

Referring to your letter of March 6th, 1946.

This is your authority to make the alterations
submitted in your letter in connection with Applications
159872/3/4-I and Applications 159882/3/4-I.

We note that you state Applications 159887/3/4-I,
but we think this is in error and should have been
Applications 159882/3/4-I.

Thank you for drawing this matter to our attention,
and we shall forthwith comply with your instructions.

Yours truly,

E. J. Spratt
for D. A. Cramer
(Conveyancer)

EJS

for file
13944
File Nos. 13229, 13945, 1442
and 1428.

Catalogue Nos. 882 & 884.

March 23rd, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kenozo NAKAGAWA
Toshio IINOZAKI
Shigeharu NAKAGAWA
Tsunekichi YAMADA
Lots "B" and "D", D.L. 115, Clayoquot
District, Plan 1592.

With reference to the above properties which were recorded in the Victoria Land Registry Office, March 4th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 159672-I, dated February 9th, 1946, registering Lot "B" in the name of the Custodian (Transmission).
2. Copy of application number 159673-I, dated February 9th, 1946, registering Lot "D" in the name of the Custodian (Transmission).
3. Copy of application number 159674-I, dated February 9th, 1946, registering Lots "B" and "D" in the name of John Elliott (Deed).
4. Duplicate of Transmission dated January 21st, 1946 - Lot "B".
5. Duplicate of Transmission dated January 21st, 1946 - Lot "D".
6. Duplicate of Deed dated January 21st, 1946 - Secretary of State to John Elliott, covering Lots "B" and "D".
7. Certificate of Indefeasible Title number 159674-I, dated March 6th, 1946, covering the above Lots in the name of John Elliott.

DAC:JS
Atch.

D. A. Cramer

13229, 1428,
1442, 13948

March 27, 1946.

Sgt. John Elliott,
WPO 1122,
Royal Canadian Engineers,
Tofino, B. C.

Dear Sir:

Re: Catalogue Nos. 882 & 884
Storm Bay, Tofino, B. C.
B & D/113/Claverton Dist./3570

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policy, which has been assigned to you, is also ready for delivery.

Adjustments as of August 9th, 1945, as shown on the enclosed sheets, have been calculated and a balance of \$12.31 on Cat. No. 882 and \$22.30 on Cat. No. 884 has been charged to you.

Please mail us cheques for the above amounts and at the same time return to us the attached control receipts, duly signed, upon receipt of which title and insurance policy will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 4 - 2 Adjustments Sheets.
2 Control Receipts.

Catalogue No. 284
Files Nos. 1428, 1442, 13948
Storn Bay, Terino, B. C.
D/115/Glaxoquot Dist./3590

March 22, 1946.

JOHN ELLIOTT
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(as at August 9, 1945)

	DEBIT	CREDIT
Purchase price	\$100.00	
Cheques received		\$100.00
Registration fees on deed - \$100.00	4.20	
Insurance premium \$5.25 (Ex. 24/6/44) - unearned portion	4.59	
Purchaser's proportion of taxes for 1945 paid - 145/365 x \$34.00	13.51	
Balance owing by purchaser		22.30
	<u>\$122.30</u>	<u>\$122.30</u>

BALANCE OWING BY PURCHASER \$22.30

1428, 1429, 1946

March 27, 1946.

H. S. Burdon, Esq.,
Provincial Assessor,
Alberta, B. C.

Dear Sir:

Re: Catalogue No. 864
Storm Bay, Tofino, B. C.
D/115/Clevoport Dist./3599

The above property has been sold to Sgt. John
Elliott, WFO 1129, Royal Canadian Engineers, Tofino, B. C. Please
send all assessment notices, tax statements and water bills to the
new owner instead of to this office.

Yours truly,

George Peters,
Administration Department.

GP:EB

13229, 13948,
1442, 1728

April 24th, 1946.

Mr. H.A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Please refer to our letter of March 22nd in reference to cheques dated November 20th and November 14th in the amount of \$1.00 each. Our Accounting Department would be pleased if you will clear these cheques through the bank as early as possible.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

13229, 1438,
1442, 13748

May 2, 1946.

REGISTERED A/R

Sgt. John Elliott,
MPO 1122,
Royal Canadian Engineers,
Tofino, B. C.

Dear Sir:

Re: Catalogue Nos. 882 & 884
Storm Bay, Tofino, B. C.
B & D/115/Clavoguet Dist./3590

Enclosed please find Certificate of Title No. 159874-1,
covering the above described property in your name. We are also enclosing
the Queen Insurance Co., Policy No. 270087, which has been assigned to you.

We note, on the control receipt, that you request this
title to be made in the name of Robert Stewart, 2415 West 4th Avenue,
Vancouver, B. C., but as the deed has already been registered in your name,
it will be necessary for you to prepare a deed and register a new document.

With reference to the \$50.00 which you deposited for
completion of this sale, a statement will be prepared and forwarded to you
in a short time.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2 - Certificate of Title
Insurance Policy

13948

PARTICULARS OF THE 5 PARCELS OF LAND LOCATED AT STORM BAY (TOFINO) SOLD COLLECTIVELY AS LOTS "A", "B", "C", "D" AND "E" OF LOT 115, CLAYOQUET DISTRICT, PLAN 3598.

Lot	Sub	File	Registered Owner		Sold for	Net Residue From Property
"A"	001	1530	Kaneko MUKI	Reg. #11971	\$100.00	\$ 42.11
"B"	002	13229	Kaneko HADOKINO	(Deceased)	\$100.00	\$ 53.21
"C"	003	1440	Wakano KAKAGAWA	Reg. #12036	\$300.00	\$345.94
		1-933	Shunzo KAKAGAWA	(In Japan)		
		1-933	Toshijiro KAKAGAWA	(In Japan)		
		1600	Nears MORIMOTO	Reg. #11864		
"D"	004	1428	Tsunekichi YAMADA	Reg. #12031	\$100.00	\$ 2.96 BR.
		1442	Shigeharu KAKAGAWA	Reg. #11867		
		13948	Iwakichi ISOGAMI	(Deceased)		
"E"	005	1974	Nagjiro IZUMI	Reg. #11860	\$100.00	\$ 53.09
					<u>\$700.00</u>	

REMARKS (a) Murakata owned rented house.
(b) Yamada owned 2 houses, Nakagawa 1, Inosaki none.

DOE/P. 15th MAY, 1946.
[Signature]

FILE See separate summary (attached) of each property for all receipts and disbursements connected therewith.

EXTRACT OF ALL PROPERTY ITEMS IN JOINT ACCOUNT 1428, 1442 & 13948 (GAT. NO. 884)

1944

Aug. 7	Certificate of Encumbrance	\$ 1.00
Oct. 17	Valuation fee (Dund)	\$ 5.00
Nov. 17	Advertising fee	\$ 4.00

1945

Jan. 27	Valuation fee (Winter)	\$ 7.50
Feb. 13	Death Certificate	\$ 1.00
June 27	Insurance	\$ 5.25
Aug. 11	Taxes (Provincial)	\$ 38.54
Aug. 11	Taxes (Village)	\$ 33.00
Nov. 20	Certificate of Encumbrance	\$ 1.00
Dec. 5	Transferred from 1428 (see explanation below)	\$ 37.57
		\$ 15.00

1946

Jan. 12	Certificate of Encumbrance	\$ 1.00
Feb. 8	Registration fee	\$ 4.95
Feb. 26	Registration fee (additional)	\$.45
March 30	Sale price	\$100.00
May 1	Closing adjustments	\$ 22.30

Disbursements exceed Receipts by:

\$137.30
\$ 2.96
\$140.26
\$140.26

E. & G. E.
15th MAY, 1946.

REB/P.

REB

Oct. 14/42	Rent (June/July/Aug.) @ \$5.00	\$15.00
" " "	Agent's Commission @ \$1.00	\$ 3.00
" " "	Fire Insurance premium	\$ 6.75
Jan. 5/43	Taxes (1943)	\$14.32
July 5/43	Fire Insurance premium	\$ 6.75
July 19/44	Fire Insurance premium	\$ 6.75
		\$37.57
		\$15.00

Copy for 13948.

1442.
Cat. No. 884.

August 13th, 1946.

C
O
P
Y

Mr. Shigeharu NAKAGAWA,
Registration No. 11867,
Popoff Farms,
Slocan, B. C.

Dear Sir:

Re: Lot "D" of Lot 115, Clavoguet Dist., Plan 3590.

In conformity with the Dominion Government's policy of liquidation the above property was included (under No. 884) in a Catalogue issued in the Spring of 1944.

In spite of advertising and the efforts of real estate agents prospective buyers showed no interest in properties situated in Storm Bay and it was not until July, 1945, that an acceptable offer was received. The poor condition of the buildings at time of evacuation was accentuated by the fact that in spite of an acute housing shortage in the Tofino area no tenants could be found for the houses situated on the beach at Storm Bay, and at time of sale these houses had no marketable value as such, the purchaser only taking them into account for their possible salvage value to him.

Final adjustments having been made we now enclose a complete statement of the transaction, showing the net proceeds (\$100.40) credited to the Joint Account of the three registered owners (Shigeharu NAKAGAWA, File 1442; Tsunekichi YAMADA, File 1428; and Iwakichi ISOZAKI, Deceased, File 13948).

We also enclose our Accounting Department's statement of the above Joint Account, showing taxes brought up to date, etc., and a final balance of \$15.79, which has been liquidated by transfer to the Personal Accounts of the separate interests involved, i.e.

\$5.26	Shigeharu NAKAGAWA	File 1442
\$5.27	Tsunekichi YAMADA	File 1428
\$5.26	Iwakichi ISOZAKI	File 13948

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Dept. of Labour, Japanese Division.

13948.
Cat. No. 884.

August 21st, 1946.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Iwakichi ISOZAKI, Deceased.

With reference to your letter of the 14th November, 1945, enclosing certified copy of Letters of Administration granted you for the administration of the above Estate, we have to advise the completion of the sale of the Real Property in which the estate has a one-third interest.

We enclose a complete statement of the sale, showing net proceeds (\$100.40) transferred to the credit of the Joint Account and a copy of our Accounting Department's statement of the latter, showing a final balance of \$15.79, which was liquidated by transfer to the individual personal accounts of the 3 registered owners.

The balance standing at the credit of this account is \$5.26, for which amount we enclose our cheque in your favour for credit of the Estate. If, on completion of your administration, you will send us your account for your fee and charges incurred, we shall be glad to send you our cheque in payment.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 3.

*Mr. Shears has
approved Custodian
absorption of
deficit, which will
prob be \$9/10.*

STATEMENT RE SALE OF:

Catalogue No: 884.

Street Address: Storm Bay, Tofino, B. C.

Legal Description: D/115/3590

Name: YAMADA, Tsunekichi
NAKAGAWA, Shigeharu
ISOZAKI, Iwakichi - dec'd.
File No: 1428, 1442, 1394B

Date of Sale and Adjustments August 9th, 1945.

Sale Price \$ 100.00

~~Real Estate Agents Commission:~~

Charge for Valuation 12.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 1.20

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Mortgage of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 4.59

Taxes 13.51

~~Other~~

17.70 \$ 118.10

Net Proceeds credited to your ^{Joint} account 100.40

Date: August 5th, 1946.

Compiled by: Mr. Geo. Peters.

STATEMENT OF JOINT ACCOUNT

File 1428
" 1442
" 13948

Tsunekichi YAMADA
Shigeharu NAKAGAWA
Iwakichi ISOZAKI

Reg. No. 12031
" " 11867
" " Dec'd.

1942

October	14	Rents collected less commission	\$ 3.00	\$ 15.00
October	14	Fire Insurance premium	\$ 6.75	

1943

March	5	Taxes 1943	\$ 14.32	
-------	---	------------	----------	--

1944

August	9	Land Registry Office - Certificate of Encumbrance	\$ 2.00	
--------	---	---	---------	--

1945

February	3	Cost of Death Certificate (Iwakichi ISOZAKI)	\$ 1.00	
August	9	Taxes - Provincial (1944-1945)	\$ 38.54	
		Taxes - Village (1943-4-5)	\$ 33.00	
		Credit re Sale of Property		\$100.40
November	20	Letters of Administration	\$ 1.00	

1946

May	27	Funds transferred to Personal Accounts of registered owners as follows:		
		Shigeharu NAKAGAWA - \$5.26		
		Tsunekichi YAMADA --- \$5.27		
		Iwakichi ISOZAKI --- \$5.26	\$ 15.79	

Today	Balance		<u>NIL</u>	<u> </u>
			<u>\$115.40</u>	<u>\$115.40</u>

E. & O. E.
21st AUGUST, 1946.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

August 31st. 1946.

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg,
Vancouver. B.C.

ENEMY SECTION	
Rec'd	SEP 3 1946
File No.	
Ans'd	
Refer'd	

EVACUATION SECTION	
Rec'd	AUG 31 1946
File No.	13948
Ans.	R.B.B.
Referred	Johnston

Bele

Dear Sirs:

Re: Estate of I. Isozaki, deceased. File 13948.

I enclose official receipt # 29801 for \$5.26 received from you on account of the above estate. I have to-day vouchered for payment out of this amount to your office through the Treasury Office at Victoria. B.C.

Also enclosed please find supporting vouchers and charges in connection with this estate as follows:

Gordon M. Campbell Esq. Barrister. Port Alberni. B.C.

Legal account \$18.40 less \$1.00 paid for Death Certificate.	\$17.40
West Coast Advocate. P.O. Box 600. Port Alberni. B.C. Adv'g A/c.	3.72
Official Administrator. Port Alberni. B.C. Fee.	10.00
	<u>\$ 31.12</u>

As sufficient funds are not available in the estate, you will no doubt be making payment of the above accounts direct.

Yours truly,

W. A. Ackland

Official Administrator.

13948.

September 12th, 1946.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Iwakichi ISOZAKI, Deceased.

We are in receipt of your letter of the 31st ultimo, enclosing your account for your fee for administering the above Estate (\$10.00), together with advertising account (\$3.72) and Gordon M. Campbell's account for disbursements (\$3.40, less \$1.00 already paid) and his legal fee (\$15.00).

We enclose our cheque in your favour for \$16.12 in payment of your fee (\$10.00), advertising account (\$3.72), and \$2.40 balance of Mr. Campbell's disbursements. Before taking any action with regard to the latter's charge for legal fees we should like to know if there is not some mistake as it is our understanding that the nominal fee of \$10.00 referred to in our letter of the 18th July, 1945, and your reply of the 1st August, 1945, covered cost of administration except for such out-of-pocket expenses as cost of letters of administration, filing fee, etc., as is the case in Vancouver and elsewhere.

In this case, as you know, the net residue of the estate amounts to \$5.26.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

13948, 13229

September 19, 1946.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Estate of Iwakichi ISOZAKI, Deceased, and
Estate of Kamezo NADOKORO, Deceased.

We have received without covering letter from the office of the Deputy Minister of Finance of British Columbia, cheque in the sum of \$33.77 endorsed on the face for the Estate of Iwakichi Isozaki in the sum of \$5.26, and the Estate of Kamezo Modokoro in the sum of \$28.51.

With reference to the sum of \$5.26, we understand that this amount is to be used with your approval to apply against monies advanced by the Custodian in payment of your fee and certain charges.

With reference to the sum of \$28.51, we do not appear to have received advice from you as to the names and addresses of the beneficiaries and the amount payable to each. We will therefore, hold the cheque in safe-keeping until hearing from you with directions.

In sending you the net proceeds from the sale of the real property the estates of the above mentioned Japanese were closed out as such and you will of course understand that the Custodian now desires to credit the beneficiaries with their respective shares as directed by you.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

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RE: Estate of Iwakichi ISOZAKI

File 13948

IN ACCOUNT WITH

GORDON M. CAMPBELL
BARRISTER AND SOLICITOR,
PORT ALBERNI, B.C.

November
1945

Instructions for Letters of Administration

Attending you and conferring re: real estate

Instructions for Succession Duty Affidavit

Drawing same

Drawing 2 copies and exhibits

Instructions for Affidavit of W.A. Ackland

3 Folios

2 Copies

Attending Mr. Ackland to have sworn

Attending Court House in Alberni to file same

Attending on application for Letters of Administration
when order made

Attending Mr. Ackland with copies of letters of
Administration

Drawing advertisement and attending at newspaper office
with same

Letters of Administration and copy

Filing Fee

FEE: \$15.00

Disbursements 3.40

\$18.40

1.00 (Less \$1 for Cert. copy Letters of Administration,
paid by cheque of Custodian No. 8783.)

\$17.40

FEE 15.00 3.40

3.00

.40

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

September 23rd.1946.

EVACUATION SECTION

Rec'd SEP 25 1946

File No.

Ans.

Referred

Office of the Custodian,
Japanese Evacuation Section,
Vancouver.B.C.

Dear Sirs:

Re: Estate of Iwakichi ISOZAKI. File 13948.

Referring to your letter of September 19th regarding the above estate and the surplusage of ~~\$52.~~\$5.26 remitted to you by the Treasury Department at Victoria. Please refer to my letters of September 18th and August 31st.

It will be in order for you to apply this balance against monies advanced by the Custodian in payment of fees and certain other charges.

Yours very truly,

W. A. Ackland

Official Administrator.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

September 18th.1946.

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

File 13948.

EVACUATION SECTION	
Rec'd	SEP 21 1946
File No.	13948
Ans.	
Referred	Mr. Ingham

Dear Sirs:

Re: Estate of Iwakichi ISOZAKI, Deceased.

I am in receipt of your letter of September 12th enclosing your cheque for \$16.12 in connection with the above estate.

With reference to the costs of administration of these various estates, I was under the impression that the arranged fee of \$10.00 did not include legal costs, for which I understand the solicitor is allowed a fee of \$25.00 for going to Probate and accounts over this amount are always taxed. I do not think it possible that you can get these estates handled over here for \$10.00, except for out-of-pocket expenses. Small estates involve the same amount of work, care and responsibility as larger ones, both from the solicitor's and administrator's standpoint.

However, in this estate, Mr. Campbell has agreed that his account be reduced by \$5.00 making it to read \$10.00. This matter of fees for existing and future estates will have to be clarified and I will await your reply on the question.

Yours very truly,

W. A. Ackland
Official Administrator.